

City Council Introduction: **Monday**, June 18, 2001
Public Hearing: **Monday**, June 25, 2001, at **6:30** p.m.

Bill No. 01R-155

FACTSHEET

TITLE: **WAIVER OF DESIGN STANDARDS NO. 01004**, requested by J.D. Burt of Design Associates, on behalf of the Star City Youth Foundation, to waive the parking lot surfacing requirements for the Optimists Youth Sports Complex, on property generally located south of West Pioneers Blvd. and east of South Folsom.

SPONSOR: Planning Department

STAFF RECOMMENDATION: Approval

FINDINGS OF FACT:

1. This application is made pursuant to section 27.67.100(c) of the Lincoln Municipal Code and does not require review and action by the Planning Commission. (See Analysis No. 1, p.3).
2. The Planning staff recommendation to approve this waiver request is based upon the "Analysis" as set forth on p.3-4.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: June 12, 2001

REVIEWED BY: _____

DATE: June 12, 2001

REFERENCE NUMBER: FS\CC\FSW01004

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Waiver of Design Standard #01004

DATE: May 31, 2001

PROPOSAL: J.D. Burt, for Optimists Youth Sports Complex, has requested a waiver of the parking lot surfacing requirements.

GENERAL INFORMATION:

APPLICANT: Star City Youth Foundation

CONTACT: J. D. Burt
Design Associates
1609 N Street
Lincoln, NE 68508
(402) 474-3000

LOCATION: Generally south of West Pioneer Blvd. and east of South Folsom.

REQUESTED ACTION: Waive hard surfacing requirement of new parking lot.

LEGAL DESCRIPTION: A tract of land located in Lot 45 and Lot 46 in the NE 1/4 of Section 10, Township 9 North, Range 6 East of the 6th PM, Lancaster County, Nebraska, more particularly described in the attached exhibit.

EXISTING ZONING: AG Agriculture with a special permit for a recreational use/youth sports complex (#1662).

SIZE: 79.16 acres, more or less

EXISTING LAND USE: Ball fields under construction

SURROUNDING LAND AND ZONING: YMCA (Wright Field) to the northwest, residential to the north, West Bypass/Homestead Expressway to the east, agriculture to the west and south and a dwelling to the south. Zoned AG Agriculture to the west, south and east, R-3 Residential to the north, P Public to the northwest.

COMPREHENSIVE PLAN SPECIFICATIONS: This shows as Parks and Open Space in the Comprehensive Plan. This is in the Future Urban Area of the City, Phase II.

SPECIFIC INFORMATION:

TRAFFIC ANALYSIS: The parking lot is proposed to provide 55 stalls. On the east side is HWY 77, a paved four lane divided facility. Folsom and West Pioneers are paved county roads. Old Cheney is a paved county road.

ENVIRONMENTAL CONCERNS: The Zoning Ordinance states that alternate materials or techniques shall be utilized which provide reasonable control of dust, runoff, and safe circulation.

ANALYSIS:

1. Section 27.67.100(c) of the Zoning Ordinance states that upon application to the City Council, the owner of a parking lot may be relieved of the surfacing requirements if the council finds that:
 - (1)(i) The parking lot is to be used in conjunction with a non-profit, religious, educational, or philanthropic institution; ...
 - (2) Alternate materials or techniques shall be utilized which provide reasonable control of dust, runoff, and safe circulation; and
 - (3)(i) The location of the parking lot is a sufficient distance from surrounding uses that it will not adversely affect the surrounding uses; or
(ii) The frequency of use of the parking lot is so low that compliance with the surfacing requirement of this section would cause undue economic hardship upon the owner as compared with minimal impact upon surrounding land uses.
2. The parking lot is to be used in conjunction with the Star City Youth Foundation, a non-profit organization established to promote youth athletic activities.
3. The applicant states that the area will be surfaced with crushed rock for dust control. The proposed rock surface will also provide a suitable driving surface in inclement weather, as well as, delineate parking and driving areas. The area of request includes both the main driveway and parking areas. It is anticipated that pavement installation will be phased to provide pavement surfacing along the main driveways prior to parking areas. Additional dust control will be provided as needed.
4. The maximum parking would be expected to occur on weekends, under the conditions of the special permit. Frequency of use is expected to be evenings and weekends from March 1 to November 30th.
5. The site is bordered by Pioneers Boulevard on the north, Highway 77 on the east, one acreage on the south and Folsom Street on the West. As noted on the drawing supplied, the distances to the surrounding dwellings (326', 329', and 330') are such that a waiver of paving should not adversely effect surrounding property.

6. The Zoning Ordinance further states that notwithstanding that a waiver is granted, if it is later found that dust or noise created by the use of a parking lot, exceeds the maximum levels set forth in Title 8 of the Lincoln Municipal Code, then such waiver may, after notice and hearing by the City Council, be revoked. Thereafter, the use of such parking lot shall cease unless surfaced in accordance with the adopted design standards.
7. This special permit (#1662) for the Optimist Youth Sports complex was approved by the City Council on March 12, 1997. The permit noted that parking would be paved unless waived by Council. The applicant has an administrative amendment pending to phase the parking with the ball fields.
8. The applicant is requesting a waiver of paving of the drive related to these parking lots as part of this request and the associated administrative amendment. The applicant notes the parking and the fields will be phased in construction. Due to traffic volumes, the drive should be paved prior to the time both parking areas are constructed or the middle complex is constructed.

STAFF RECOMMENDATIONS:

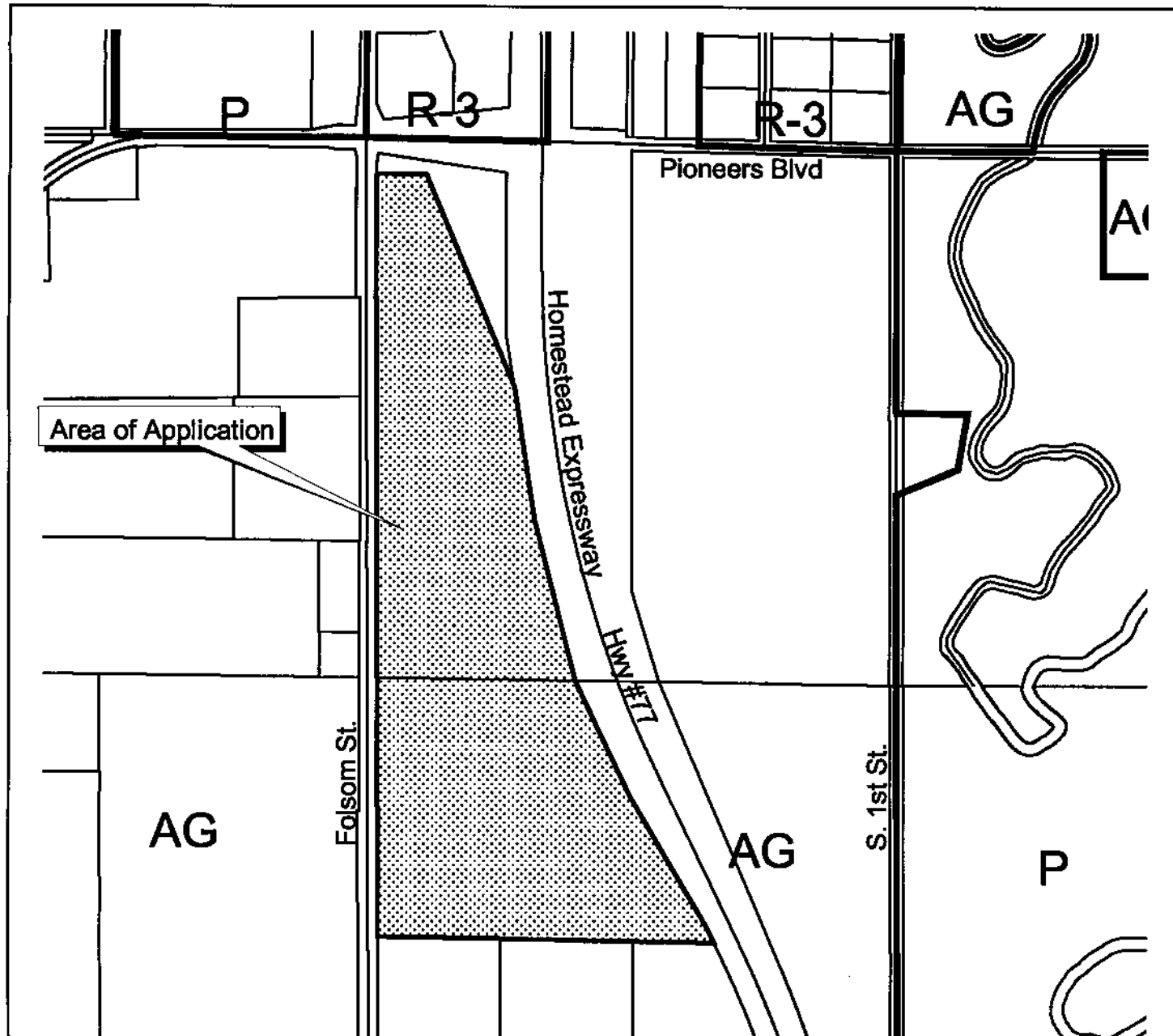
Approval

For waiver of surfacing for the parking lots.

For waiver of the service drive during the first phase of development, to include fields 1 - 4 only.

Prepared by:

Mike DeKalb AICP
Planner

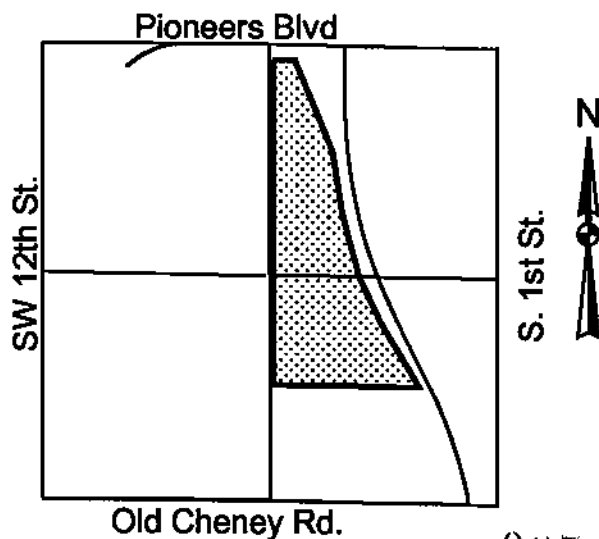
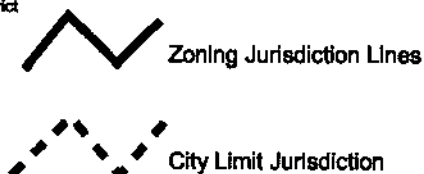


Wavier of Design Standards # 01004
5000 s. Folsom St.
Optimists Youth Sport Complex

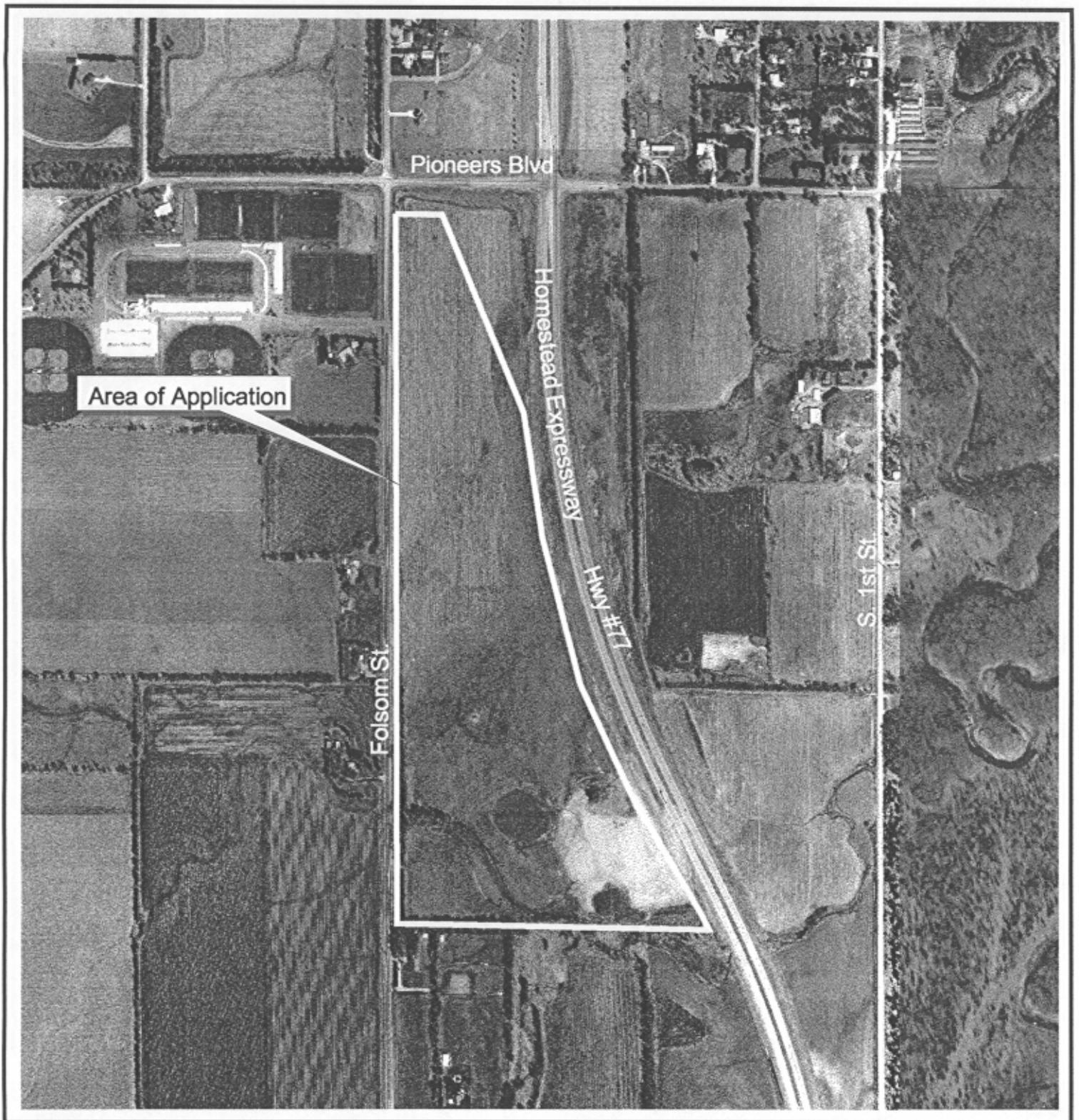
Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
 Sec. 10 T9N R6E



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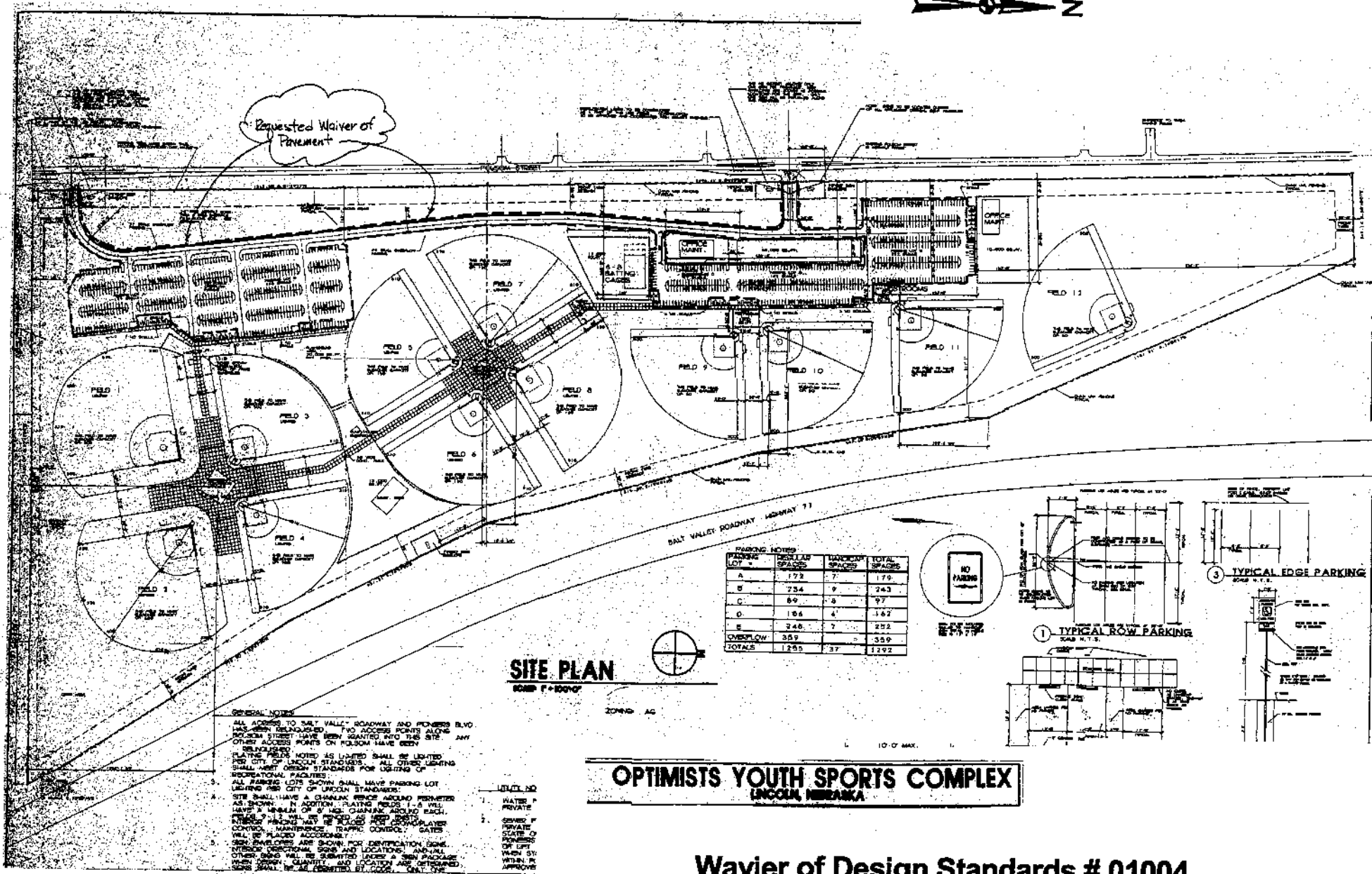


Sheet _____ of _____

Date: _____

Photograph Date: 006

Lincoln City - Lancaster County Planning Dept.



OPTIMISTS YOUTH SPORTS COMPLEX

Wavier of Design Standards # 01004
5000 s. Folsom St.
Optimists Youth Sport Complex



**Design
Associates** of Lincoln, Inc.

Pershing Square
1609 'N' Street
Lincoln, NE 68508
Phone: (402) 474-3000 • Fax: (402) 474-4045

May 21, 2001

City of Lincoln
555 South 10th Street
Lincoln, Nebraska, 68508

RE: Waiver of Parking Lot Surfacing
Special Permit # 1662
Optimists Youth Sports Complex
5000 South Folsom Street

To Whom It May Concern:

On behalf of the owner of the Optimists Youth Sports Complex, Star City Youth Foundation, please consider this correspondence a formal application to request a waiver of parking lot surfacing requirements for the referenced site.

The Star City Youth Foundation (Foundation) is a 501-c(3) non-profit organization established to promote youth sports activities in and around the Lincoln area. The Foundation board consists of representatives from the seven (7) Optimists clubs in located in Lincoln and serves as the governing body for all activities at the Optimists Youth Sports Complex (Complex).

The Foundation is formalizing an agreement with Little Chief Baseball and Babe Ruth Baseball to expedite completion of the southern four (4) fields. The consolidated efforts will allow scheduling of Little Chief and Babe Ruth games at the Complex beginning in the summer of 2001.

Due to funding limitations and accelerated timetable, the Foundation is requesting a waiver of parking lot surfacing for the approved parking lot, as provided in Section 27.67.100(c) that states:

“Waiver of surfacing requirement: Upon application to the City Council, the owner of a parking lot may be relieved of the surfacing requirement of this section if the council finds that:

- (1) the parking lot is (i) to be used in conjunction with a non-profit, religious, educational, or philanthropic institution...; and
- (2) alternate materials or techniques shall be utilized which provide reasonable control of dust, runoffs, and safe circulation; and
- (3) (i) the location of the parking lot is a sufficient distance from surrounding uses that it will not adversely affect the surrounding uses.

In response to waiver requirements:

- (1) The parking lot is currently owned and will be used by the Foundation, a non-profit organization established to promote youth athletic activities.
- (2) Parking areas shown on the attached site plan show the limits of the surfacing waiver request. This area will be surfaced with crushed rock for dust control. The proposed rock surface will also provide a suitable driving surface in inclement weather, as well as, delineate parking and driving areas. The area of request includes both the main driveway and parking areas. It is anticipated that pavement installation will be phased to provide pavement surfacing along the main driveways prior to parking areas.
- (3) The site is bordered by Pioneers Boulevard on the north, Highway 77 on the east, one acreage on the south and Folsom Street on the west. Land uses surrounding the site include acreages to the north, south and west. Wright Field is also located to the west. The parking lot is located along the westerly portion of the site and provides separation from existing residences as shown on the attached site plan. In addition to the separation shown, the site currently is buffered from the residences to the south and west with existing tree masses located along the south property line and east right-of-way line of Folsom Street.

Approval of the parking lot surfacing requirement will allow games to proceed and allow other needed improvements such as turf irrigation, fencing and other amenities to be installed for the inaugural season.

Proposed improvements to the parking lot include grading and installation of crushed rock. Handicap Accessible parking stalls will be hard surfaced. Additional dust control will be provided, as needed. Construction of the parking lots is proposed in phases to correspond with completion of the twelve (12) approved playing fields. An amendment to Special Permit # 1662 is being submitted under separate cover for approval of a phased development plan to allow partial construction of the Complex.

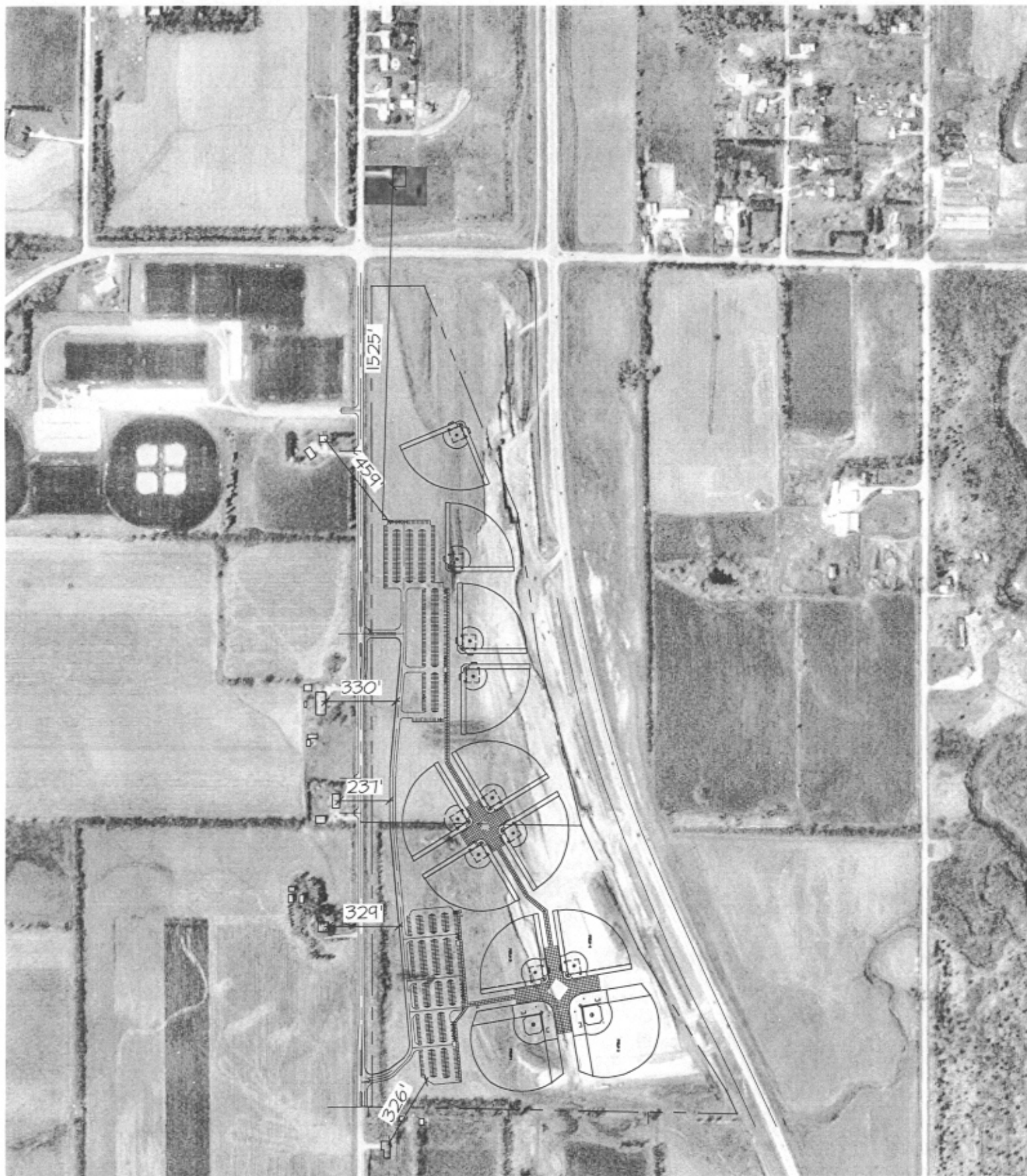
We appreciate your efforts in approval of the requested waiver of parking lot surfacing.

Sincerely,



J.D. Burt
For the firm

Attachment: Site Plan with waiver delineation
Aerial plan



OPTIMIST SPORTS COMPLEX

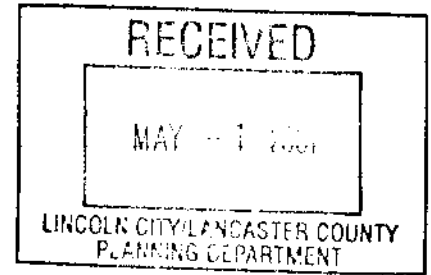



SITE PLAN

SCALE: 1" = 600'

00 010

M e m o r a n d u m



To: Ray Hill, Planning Department
From:  Dennis Bartels, Public Works & Utilities
Subject: Waiver of Paved Parking - Optimist Baseball
Date: April 30, 2001
cc: Roger Figard, Rodger Harris, Nicole Fleck-Tooze

Public Works has reviewed the requested waiver of parking lot pavement for the Optimist baseball fields and has the following comments:

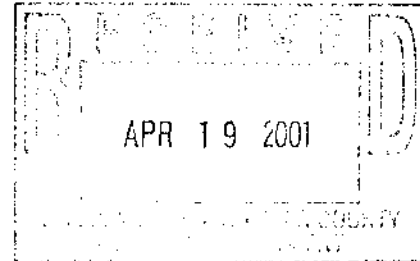
1. The application only addresses one of the three requirements to waive paving. The Optimist's are non-profit, but the application does not address how dust will be controlled and the affect on neighboring property.
2. The waiver is for access roads and all parking for the full development. The approved plans show 8.5' stalls. Without marked stalls, the required parking may not be achievable. As a minimum, curb stops and some means of delineating the parking is needed.
3. Consideration should be given to waiving the parking lot paving for a specified time period rather than an open ended waiver. This would allow review in the future if problems with dust or adequacy of the number of stalls are found.

**Design
Associates** of Lincoln, Inc.

Pershing Square
1609 'N' Street
Lincoln, NE 68508
Phone: (402) 474-3000 • Fax: (402) 474-4045

April 19, 2001

City of Lincoln
555 South 10th Street
Lincoln, Nebraska, 68508



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Special Permit # 1662
Optimists Youth Sports Complex
5000 South Folsom Street

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We appreciate your efforts in approval of the requested waiver of parking lot surfacing.

Sincerely,



J.D. Burt
For the firm

Attachment: Site Plan

